



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
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MICHAEL D. ANTONOVICH
Fifth District

September 10, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF HEALTH SERVICES:
OLIVE VIEW-UCLA MEDICAL CENTER
PSYCHIATRIC EMERGENCY SERVICES EXPANSION PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE BUDGET AND APPROPRIATION ADJUSTMENT
SPECS. 7222; CAPITAL PROJECT NO. 87152
(FIFTH DISTRICT)
(3 VOTES)**

SUBJECT

Establish Capital Project No. 87152 for the proposed Olive View-UCLA Medical Center Psychiatric Emergency Services Expansion Project; approve the Project budget; authorize an appropriation adjustment in the amount of \$100,000; and authorize the Department of Public Works to deliver the proposed Project using the Board-approved Job Order Contracts.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the proposed Olive View-UCLA Medical Center Psychiatric Emergency Services Expansion Project exempt under the California Environmental Quality Act for the reasons stated herein and in the record of the Project.
2. Establish Capital Project No. 87152 for the proposed Olive View-UCLA Medical Center Psychiatric Emergency Services Expansion Project with a total Project budget of \$4,100,000.
3. Approve an appropriation adjustment to reallocate \$100,000 from Health Services Various Improvement Project, Capital Project No. 86937, to Olive View-UCLA Medical Center Psychiatric Emergency Services Expansion Project, Capital Project No. 87152.

4. Authorize the Director of Public Works, or her designee, to deliver the proposed Project using the Board-approved Job Order Contracts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Olive View-UCLA Medical Center (OVMC) Psychiatric Emergency Services (PES) Expansion Project (Project) exempt from the California Environmental Quality Act (CEQA); establish Capital Project No. 87152; approve an appropriation adjustment in the amount of \$100,000 for the proposed Project; and authorize the Director of Public Works, or her designee, to deliver the proposed Project using Board-approved Job Order Contracts (JOC).

Background

OVMC encounters a high volume of patients utilizing PES, and as a result, processing these patients to the next levels of care, including inpatient or community-based services, in a timely manner is often difficult.

In August 2011, the Joint Commission on Accreditation of Healthcare Organizations (The Joint Commission) conducted a survey at the OVMC and issued an indirect citation for overcrowding and insufficient privacy within the existing PES.

On June 8, 2012, the Chief Executive Office (CEO) provided an extensive assessment report to the Board conducted jointly by the Departments of Health Services (Health Services) and Mental Health (Mental Health). The report provided a variety of solutions to reduce the inflow of patients into the PES, accelerate the discharge of patients from the PES, and ensure adequacy at each of the three existing County hospitals with these PES services. Health Services and Mental Health also determined that substantial improvements could be made by revising existing processes, addressing operational inefficiencies, and adding capacity in lower levels of care. In addition, it was determined that there is a need for some investment in the physical facilities at each of these hospitals. As a result, expansion of the PES at the OVMC was identified as a high priority in the effort to improve County-provided PES care.

On June 25, 2012, the Board approved a motion to establish a capital project in the amount of \$4 million to increase capacity and improve the physical configuration of the OVMC PES room, and have the CEO and the Department of Public Works (Public Works) verify costs necessary to implement the PES decompression plan, and report back to the Board as part of the supplemental budget with a plan to fund remaining costs.

Public Works verified the construction cost estimates for this Project at \$4 million, and began design using as-needed architectural/engineering services. In February 2013, additional scope to upgrade existing firewalls in the PES area was requested by facility staff, and increased the total Project budget by \$100,000 to \$4.1 million.

The proposed Project will renovate an existing vacated space adjacent to the existing PES to provide for two additional holding areas increasing the current 12-patient capacity to a total capacity of 23-patient stations, a nurse station, four seclusion rooms, and other support functions, including a medication room, storage space, office, and restrooms. The proposed Project will be executed in two phases. The first phase will include the relocation of medical staff from the proposed remodel

area to other existing buildings on campus to provide the required space for the PES expansion, and to complete demolition of the Project area in order to minimize unforeseen conditions during construction. The second phase will consist of the renovation of the vacated space to accommodate the expanded PES. This plan will allow the current functions within the existing PES to remain operational, including the use of the existing receiving area, adolescent holding area, interview room, and other support spaces. The proposed Project will also provide for adequate separation between adult and adolescent services.

The expansion will improve patient observation and safety as required in the PES decompression plan. The proposed new PES will be approximately 4,100 square feet larger than the existing, increasing the total square footage of the PES to 9,400 square feet.

Green Building/Sustainable Design Program

The proposed Project will support the Board's Policy for Green Building/Sustainable Design Program to the extent feasible by using energy efficiency lighting, building materials that are composed of recycled material, and reducing the amount of demolition materials that would be disposed in landfills.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Fiscal Sustainability (Goal 2), by ensuring reliable availability of medical services to the community.

FISCAL IMPACT/FINANCING

The proposed Project budget is estimated at \$4,100,000, including base construction, change order contingency, design, permitting, inspection services, and County services. Approval of the appropriation adjustment (Attachment B) will reallocate \$100,000 from Health Services Various Improvement Projects, Capital Project No. 86937, to the OVMC PES Expansion Project, Capital Project No. 87152. Upon Board approval of the appropriation adjustment, sufficient funds will be available in the Fiscal Year 2013-14 Capital Projects/Refurbishments Budget to fully fund this Project. The proposed Project Schedule and Budget Summary are included in Attachment A.

Operating Budget Impact

The proposed Project will not have an impact on the current operational budget upon completion of the proposed expansion.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to the Board's Civic Art Policy adopted on December 7, 2004, as revised on December 15, 2009, the Project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from the CEQA. The proposed Project consists of renovation of an existing space and expansion of the existing PES, including two holding areas with a total capacity for 23 patient stations, a nurse station, four seclusion rooms, and support functions.

As such, the proposed Project is within a certain class of projects determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301(a) and (f) of the CEQA Guidelines, and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the proposed Project is not located in a sensitive area and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the proposed Project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Public Works is using Morris Architects, one of its as-needed architectural/engineering consultants, to provide the needed design services for this project. Public Works intends to use the Board-approved JOC to deliver the proposed Project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The existing hospital, including the existing PES will remain fully operational throughout construction. The renovation work will be completed in two phases, and Public Works will coordinate closely with Health Services in order to minimize impacts to existing operations.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; the Department of Health Services, Capital Projects Division; and the Department of Public Works, Project Management Division I.

The Honorable Board of Supervisors

9/10/2013

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "W. Fujioka", followed by a small "for" written in a similar cursive style.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

SW:TH:zu

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Health Services
Mental Health
Public Works

September 10, 2013

ATTACHMENT A

**DEPARTMENT OF HEALTH SERVICES:
OLIVE VIEW-UCLA MEDICAL CENTER
PSYCHIATRIC EMERGENCY SERVICES EXPANSION PROJECT
ESTABLISH CAPITAL PROJECT
APPROVE BUDGET AND APPROPRIATION ADJUSTMENT
SPECS. 7222; CAPITAL PROJECT NO. 87152**

I. PROJECT SCHEDULE

Project Activity	Proposed Completion Dates
Design/Demolition Plans	04/30/13*
Jurisdictional Approval of Demolition Plans	09/15/13
Demolition of Work Area	11/31/13
Design	09/30/13
Jurisdictional Approval of Construction Plans	06/30/14
Construction Substantial Completion	05/15/15
Acceptance of Project	07/15/15

* Actual completion date.

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Low Bid Construction Contract	\$ 0
Job Order Contract	2,401,000
Change Order	479,650
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Fees)	45,000
Telecomm Equip – Affixed to Building	0
Civic Arts	27,800
Other: Utility Connections	0
Subtotal	\$ 2,953,450
Programming/Development	\$ 0
Architectural/Engineering Fee	\$ 300,100
Design Contingency	50,000
Subtotal	\$ 350,100
Consultant Services	
Inspector of Record	\$ 205,240
Hazardous Materials	5,000
Geotech/Soils Report, Soils Testing, and Inspection	0
Material Testing	75,000
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Subtotal	\$ 285,240
Miscellaneous Expenditures	\$ 39,210
Jurisdictional Review/Plan Check/Permit	\$ 0
Fire Department Inspection	2,000
Office of Statewide Health Planning and Development	55,000
Subtotal	\$ 57,000
County Services	
Code Compliance and Quality Control Inspection	\$ 0
Design Review	0
Design Services	0
Contract Administration	44,800
Project Management	243,100
Project Management Support Services	0
Consultant Contract Recovery	25,200
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	50,000
Project Security	0
Project Technical Support	31,900
ISD Countywide Contract Compliance Section	20,000
County Counsel	0
Other: Support Services	0
Other: Mapping and Property Management Division	0
Other: Land Development	0
Subtotal	\$ 415,000
Total	\$ 4,100,000

September 10, 2013

ATTACHMENT B

**DEPARTMENT OF HEALTH SERVICES:
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**APPROPRIATION ADJUSTMENT
(See Attached)**

PINK (1)

BA FORM 09/09

BOARD OF
SUPERVISORS
OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

DEPT'S. NO. 60

September 10, 2013

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2013-14

3 - VOTES

SOURCES

HEALTH SERVICES
Various Refurbishment (All)
A01-CP-6014-65036-86937
Capital Assets – Building & Improvements
Decrease Appropriation \$ 100,000

USES

HEALTH SERVICES
OVMC Psych Emergency Exp (5)
A01-CP-6014-65036-87152
Capital Assets – Building & Improvements
Increase Appropriation \$ 100,000

SOURCES TOTAL: \$ 100,000

USES TOTAL: \$ 100,000

JUSTIFICATION

The appropriation adjustment is necessary to fully fund the OVMC Psychiatric Emergency Services Expansion Project.


AUTHORIZED SIGNATURE SABRA WHITE

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR --

☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY 

B.A. NO. 009

Aug 28 2013

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY 

Aug 28 2013

SEND 6 COPIES TO THE AUDITOR-CONTROLLER